

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – July 15, 2009

Members Present: Dave Grabowski, Chair; Gary Rosenbaum; Paul Yelder

Members Absent: Tammy CitaraManis, Vice Chair; Linda Dombrowski

DPZ Staff Present: Marsha McLaughlin; Jeanine Matthews, Kent Sheubrooks, Zan Koldewey

Mr. Grabowski opened the public hearing at approximately 7:35 p.m.

PUBLIC MEETING

SDP-09-60- Maple Lawn Holdings, LLC

Presented By: Kent Sheubrooks

Petition: For approval of a site development plan for the construction of six office/flex space buildings and associated site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations.

DPZ Recommendation: Approval

Petitioner's Representative: Charlie O'Donovan, Greenebaum & Rose

Mr. Sheubrooks gave a brief overview of the proposed plan to construct six office/flex buildings within the Maple Lawn development. He explained the history and development of adjacent parcels. Mr. Sheubrooks stated that the plans are in compliance and therefore recommended the plan for approval.

Mr. Yelder asked if the proposed plan had any residential buildings. Mr. Sheubrooks explained that Maple Lawn is on a phasing schedule and therefore can only develop so many residential units per year.

Motion:

Mr. Rosenbaum motioned to approve SDP-09-060 per staff's recommendation and Mr. Yelder seconded the motion.

Discussion:

Board members agreed that all the criteria were met for approval.

Vote:

3 Yea

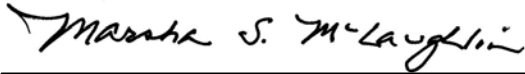
0 Nay. The motion was carried.

SPECIAL SUBJECTS:

1. The Board held a public worksession on ZB 1073M Harbin Farms. The Board recommended approval based on the condition that limitations be placed in order to restrict the use of the Property to only the activities as described in the petition, as clarified by the Petitioner, and as depicted on the Zoning Board Exhibit submitted on 8-4-2008 in order to preclude any future development of the Property for other permitted B-1 uses. **Vote:** 2 Yea 1 Nay. The motion was carried.
2. Celebration Church Concept Development Plan; The Board was presented a concept development plan to allow off-site parking of 300 spaces, in order to expand their sanctuary. The

Board agreed that the parking was necessary, however asking for the Village Boards to attend when the site development plan is presented to the Board at a future meeting.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 8:37 P.M.



Marsha McLaughlin
Executive Secretary

Jeannine Matthews
Recording Secretary